

003.0

0005

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

907,000 / 907,000

907,000 / 907,000

907,000 / 907,000

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

APPRAISED:

USE VALUE:

ASSESSED:

907,000 / 907,000

907,000 / 907,000

907,000 / 907,000

No	Alt No	Direction/Street/City
46-48		VARNUM ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HUGHES DAVID A & REBECCA	
Owner 2:	
Owner 3:	

Street 1: 48 VARNUM ST	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: NORIEGA MALCOLM D -
Owner 2: -
Street 1: 93 PINE STREET
Twn/Cty: MANCHESTER
StProv: MA
Postal: 01944

NARRATIVE DESCRIPTION
This parcel contains 4,973 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Aluminum Exterior and 2310 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
11/27/2019 1944 Insulate 6,401 C
1/26/2017 89 Re-Roof 8,077 C
2/8/2001 56 Re-Roof 2,000 C
6/19/1998 396 Redo Kit 2,500 REMODEL KITCHEN
9/24/1993 475 6,000 REMODEL PORCH/KIT

ACTIVITY INFORMATION
Date Result By Name
5/14/2019 SQ Returned JO Jenny O
8/31/2017 MEAS&NOTICE HS Hanne S
2/13/2009 Meas/Inspect 372 PATRIOT
10/16/1999 Inspected 264 PATRIOT
9/23/1999 Mailer Sent
9/23/1999 Measured 267 PATRIOT
8/17/1995 PM Peter M

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
104 Two Family 4973 Sq. Ft. Site 0 80. 1.14 1

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	4973.000	446,500	5,100	455,400	907,000	

Total Card	0.114	446,500	5,100	455,400	907,000	Entered Lot Size
Total Parcel	0.114	446,500	5,100	455,400	907,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	392.64	/Parcel:	392.6	Land Unit Type:

Total Card	0.114	446,500	5,100	455,400	907,000	Entered Lot Size
Total Parcel	0.114	446,500	5,100	455,400	907,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	392.64	/Parcel:	392.6	Land Unit Type:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	392.64	/Parcel:	392.6	Land Unit Type:

08/31/17	1350!
PRIOR ID # 1:	3515
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT	
DATE	TIME
12/10/20	16:09:49
LAST REV	
DATE	TIME
02/27/20	15:05:55

danam	
PRIOR ID # 1:	350
PRIOR ID # 2:	
PRIOR ID # 3:	
ASR Map:	

Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	PDAS.									
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	3 - Aluminum			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average										
Color:	GREY			A Kits:		Rating:											
View / Desir:				Frl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1923	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	5	2	1				
Sec Int Wall:		%		Economic:			%	Additions:		1	6	3	M				
Partition:	T - Typical			Special:			%	Kitchen:	1998								
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	26.4	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.10454535			General:									
Electric:	3 - Typical			Const Adj.:	0.99980003			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	187.735			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	101500												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	606596												
% Com Wall:		% Sprinkled:		Depreciation:	160141												
				Deprecated Total:	446454												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 003.0-0005-0024.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		120X20	A	AV	1923		21.25	T	40	104			5,100	
More: N				Total Yard Items:				5,100	Total Special Features:				Total:				5,100
SKETCH																	
IMAGE																	
AssessPro Patriot Properties, Inc																	